



## Flat 5 West Broyle House, West Stoke Road, West Broyle, PO19 3PL

Guide Price £250,000



## Flat 5 West Broyle House, Chichester

A unique first and second floor apartment with spectacular views.

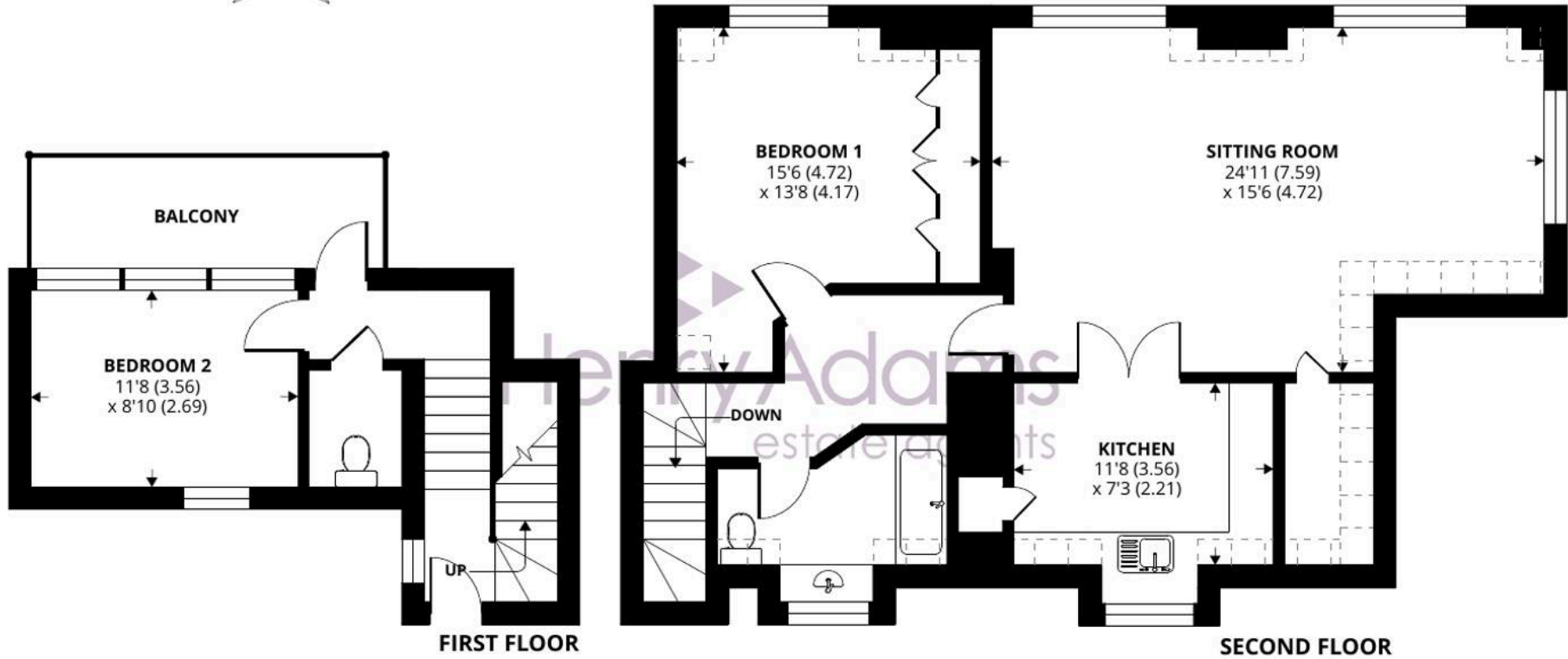
- Spacious 1,011 sqft accommodation
- Woodland and countryside views
- Semi-rural location
- Just 1 ½ mile north of Chichester
- Electric heating
- Allocated parking space
- \*Option to additionally purchase Flat 1

A fabulous opportunity to purchase a unique first and second floor duplex apartment forming part of an imposing Victorian manor house, originally built by the present owners' family in the late 1800's.

This individual home provides uninterrupted woodland and countryside views from each of the principal rooms and especially from the bright dual aspect sitting room/dining room. An external staircase leads up the front door of the apartment from a courtyard. Upon entering the front door you are greeted by a mezzanine entrance hall with stairs up to the main living accommodation and down to an inner hall with a casement door to a woodland facing balcony. Bedroom two and a cloakroom are also on this floor. On the second floor, the sitting room has a feature open fireplace and double doors opening to the kitchen. The principal bedroom has wall-to-wall built-in wardrobes and the bathroom is directly opposite.







Approximate Area = 1011 sq ft / 93.9 sq m  
Limited Use Area(s) = 73 sq ft / 6.8 sq m  
Total = 1084 sq ft / 100.7 sq m

For identification only - Not to scale



**Outside** - The estate is accessed via double wrought iron gates opening to a long communal driveway leading down to the property where number 5 has an allocated parking space by the foot of the external staircase. Visitor parking is available in the grounds. \* Option to additionally purchase Flat 1 to create approximately 2,000 sqft country home over two floors.

Lease 999 years from 1982. Service charge: TBC. Ground rent: Peppercorn. Pets at the discretion of West Broyle Residents Association. Chichester District Council - 24/25 Tax Band D £2,221.23 EPC-G

**Location** - The house is situated in a semi-rural location on the edge of the cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** - Proceed north west out of Chichester on the B2178 (St Pauls Road). After leaving the outskirts of Chichester proceed for 0.31 of a mile and at the fork turn right into West Stoke Road (signed posted Midhurst & West Stoke). Then after 0.32 of a mile the wrought iron gates to the communal driveway are on the left. what3words - historic.afraid.vivid

**Agents Note** - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](http://henryadams.co.uk)

